

170.B

Map

0001

Block

0402.0

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised: 615,800 /

USE VALUE: 615,800 /

ASSESSed: 615,800 /

Total Card /

Total Parcel

615,800

615,800

615,800

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No

Alt No

Direction/Street/City

88

PARK AVE, ARLINGTON

Unit #:

402

Owner 1: BYUN NELSON

Owner 2: GAO YUFAN

Owner 3:

Street 1: 88 PARK AVE #402

Street 2:

Twn/City: ARLINGTON

St/Prov: MA

Cntry

Own Occ: Y

Postal: 02476

Type:

Use Code

Land Size

Building Value

Yard Items

Land Value

Total Value

102

0.000

615,800

615,800

Total Card

0.000

615,800

615,800

Total Parcel

0.000

615,800

615,800

Source: Market Adj Cost

Total Value per SQ unit /Card: 380.12

/Parcel: 380.12

Legal Description

User Acct

143856

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

Insp Date

05/22/18

OWNERSHIP

PREVIOUS OWNER

NARRATIVE DESCRIPTION

OTHER ASSESSMENTS

PROPERTY FACTORS

LAND SECTION (First 7 lines only)

Unit #:

402

Owner 1: BYUN NELSON

Owner 2: GAO YUFAN

Owner 3:

Street 1: 88 PARK AVE #402

Street 2:

Twn/City: ARLINGTON

St/Prov: MA

Cntry

Own Occ: Y

Postal: 02476

Type:

Owner 1: GRABSCHEID BENJAMIN -

Owner 2: -

Street 1: 88 PARK AVE #402

Twn/City: ARLINGTON

St/Prov: MA

Cntry

Postal: 02476

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1984, having primarily Brick Exterior and 1620 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

Code

Descrip/No

Amount

Com. Int

Item

Code

Description

%

Item

Code

Description

Z

B3

VILLAGE B

water

o

Sewer

n

Electri

Census:

Exmpt

Flood Haz:

D

Topo

s

Street

t

Gas:

Use Code

Description

LUC Fact

No of Units

Depth / PriceUnits

Unit Type

Land Type

LT Factor

Base Value

Unit Price

Adj

Neigh

Neigh Infl

Neigh Mod

Infl 1

%

Infl 2

%

Infl 3

%

Appraised Value

Alt Class

%

Spec Land

J Code

Fact

Use Value

Notes

102

Condo

0

Sq. Ft.

Site

0

0.

0.00

6044

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor

Legal Ref

Type

Date

Sale Code

Sale Price

V

Tst

Verif

Notes

GRABSCHEID BENJ

74627-181

1

5/7/2020

615,000

No

No

MARAKOWSKI NATA

65664-320

7/1/2015

540,000

No

No

COULTHARD CHRIS

59569-90

7/20/2012

330,000

No

No

YU BEVERLY C

27852-402

11/7/1997

200,000

No

No

Y

Building Permits

Activity Information

Date

Number

Descrip

Amount

C/O

Last Visit

Fed Code

F. Descrip

Comment

3/1/2013

276

Redo Kit

3,000

C

Date

Result

By

Name

7/30/2020

SQ Returned

MM

Mary M

7/16/2020

SQ Mailed

MM

Mary M

5/22/2018

Measured

DGM

D Mann

3/8/2016

Sales Review

PT

Paul T

5/24/2013

Info Fm Prmt

EMK

Ellen K

5/6/2000

197

PATRIOT

Sign:

VERIFICATION OF VISIT NOT DATA

___/___/___

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

